SURVEY PERFORMED FOR: PORT OF SKAMANIA COUNTY DATE OF MONUMENT: OCTOBER, 2017 PROJECT: 17-08-05 DRAFT: GD FILE: 170805-CS.DWG LAYOUT TAB: 1 A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090 DEDICATION DEED, A.F.N. 2014001375 <u>2</u>2 QUITCLAIM DEED, BOOK 194, PAGE 943, REFERENCED REFERENCED PROCEDURES BARGAIN AND SALE DEED - AUDITORS FILE NO. 2017001816 LOTS 16, 17, 18, 19, AND 20 OF BLOCK THREE OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON FURTHER EXCEPTING THEREFROM: THAT PORTION CONVEYED TO THE CITY OF STEVENSON, BY DEED RECORDED, AUGUST 20, 2014 AS AUDITOR FILE NO. 2014001375, SKAMANIA COUNTY DEED RECORDS. ALSO EXCEPTING: THAT PORTION CONVEYED TO THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY, BY DEED RECORDED JULY 12, 1907, IN BOOK K, PAGE 389, SKAMANIA COUNTY RECORDS. ALSO: A TRIANGULAR TRACT OF LAND SITUATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 E. WILLAMETTE MERIDIAN, AND IN SECTION 6, BLOCK THREE LYING WESTERLY OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE KANAKA CREEK ROAD AND SOUTHEASTERLY OF THE RIGHT-OF-WAY OF THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE CERTAIN TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION HERETO. A PREVIOUS SURVEY PERFORMED BY BELL DESIGN COMPANY FOR PAM GAGE, RECORDED MARCH 30, 2015, IN AUDITORS FILE NO. 2015000253 WAS USED TO COMPUTE THE EXTERIOR BOUNDARY OF BLOCK 3, RIVERVIEW ADDITION TO STEVENSON. MONUMENTS RECOVERED FOR SAID SURVEY WERE FOUND TO BE WITH ACCEPTABLE TOLERANCE AND WAS HELD IN THIS SURVEY. A DECK ENCROACHMENT IS BEING NOTED ALONG THE WEST BOUNDARY OF THE SUBJECT TRACT. THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE WOULD SHOW. EXCEPT THE WEST 25 FEET OF ALL OF SAID LOTS; EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL. NARRATIVE SURVEYOR'S 1914 RAILROAD STATION MAP STEVENSON RIVERVIEW ADDITION TO STEVENSON BOOK RECORD OF SURVEY PERFORMED BY BELL DESIGN COMPANY FOR PAM GAGE, RECORDED MARCH 30, 2015 IN A.F.N. 2015000523 2017001816 DESCRIPTION DEEDS SURVEYS NOTES ¥ A.F.N. SURVEY 19:05 1400.952 3.90.01.8c5 BUNBLA AIBMULOS LOT A, PAGE 21 RIVERVIEW ADDITION TO STEVENSON BLOCK 3 LOT 50.00 X K PG 50.00 N56. kg. 5. k. k. h00.00 k. "O'O 389 FOUND 5/8" IRON ROD WITHBELL DESIGN R.P.C. AS PER A.F.N. 2015000523 REFERENCE MONUMENT N33"10'06"W 2.39' FROM COMPUTED POSITION. LOCATED II LOT 5 60.00 (20000) 101 LOT NORTHERIA MOSA PAUROAD PRACE Ž CITY W.30.01.EEM SW 1/4 LOTS RE - FL08 RIVE 9F CASCADE AVERWE 0F M. 90.01.52N 16, 17 RVIEW STEVENSON, 0F 37.50'R1 55'L8 SET 5/8" IRON ROD WIT RED PLASTIC CA FOR REFERENCE MONUMEN S33"10'06"E 2.00 FROM COMPUTED POSITION NS BASIS OF BEARING (1824.00 P.15.750.50; RD THE SW 1/4 150.85 50 W.30.01.55W ADDITION NW 1/4 LOT 12 PORT OF 18, BUILDING OF S 19 SKAMANIA 50,00.47 OF SEC. STATE OF NA HA LOT 14 SEC. 25.00 70 Ø LOT 15 ${f SURVEY}$ 20, STEVENSON 15.00 R 36, 36, T.3N., R.7.5E., 6, T.2N., R7.5E, WASHINGTON KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE .957 J.90,01,525 L0T 17 ×2.18 **BLOCK** LOT 16 LOT 18 G PAVED ROAD 151.87' 292.77 LENGTH RADIUS (26.00) 2.2 201700 LOT (00.952) OF GRAVEL 100.00. Ų 5829.50' 5829.50 CONDANT ANE COURT NO PROSE A THE AND SANTA FE R. 7.5E., OWNER PORT OF SKAN OWNER: PORT OF SKAMANIA PARCEL NO. 03753633060000 CURVE 1"29"34" 2*52'39" DELTA SKAMANIA COUNTY ×.× **TABLE** W.M. N47"29"17"E N43°33'03"E CHORD BEARING | CHORD LENGTH 30/00 KANAKA CREEK RD. N15'55'21"E 277.75' 151.86 292.74 OWNER: PORT OF SKAMANIA PARCEL NO 03753633050100 ΉE 15.00' SOUTH LINE OF BLOCK 3, RIVERVIEW ADDITION Klein & GRAVEL ROAD BASIS OF NEERING-SURVEYING-PLANNING 1411 13th Street-Hood River, OR 97031 TBL: 541-386-3322-FAX: 541-386-2515 APROXIMATE LOCATION OF OLD KANAKA CREEK ROAD AS SHOWN ON RAILROAD STATION MAP, ALONG WITH BONNEVILLE POWER ADMINISTRATION TOPOGRAPHIC MAP. ADJACENT DEED REFERS TO KANAKA CREEK ROAD AS A COUNTY ROAD. SKAMANIA COUNTY DOES NOT RECOGNIZE SAID ROAD, AS A COUNTY ROAD NOR DO THEY HAVE ANY INFORMATION ON SAID ROAD. THE CITY OF STEVENSON ALSO HAS NO INFORMATION ASSOCIATED WITH SAID ROAD. OLD KANAKA CREEK ROAD WAS DIGITIZED FROM RAILROAD STATION MAP AND IS SHOWN FOR GRAPHICAL PURPOSES ONLY. AUDITOR'S CERTIFICATE: FILED FOR RECORD THIS 2010 DAY OF DECLEST OF SURVEYS PAGE _____, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690. AUDITOR'S FILE NO. 2011 1003373 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PORT OF SKAMANIA COUNTY, OCTOBER 12, 2017. PUNCHOR JICKLAULY SURVEYOR'S CERTIFICATE: 30.00 FOOT STRIPE DEDICATED TO THE CITY OF STEVENSON PER DEDICATION DEED, RECORDED AUGUST 20, 2014. A.F.N. 2014001375 (256.00') STERED PROFESSIONAL LAND SURVEY #42690 R.P.C. A.F.N. FD **2**2 ₽ BEARINGS FEET 40 EDGE OF GRAVEL PLAT DISTANCE PER RIVERVIEW ADDITION TO STEVENSON FOUND DATA RECORD DATA PER RECORD RED PLASTIC CAP SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690) EDGE OF PAVEMENT ORIGINAL LOT LINE PER RIVERVIEW ADDITION TO STEVENSON AUDITOR'S FILE NUMBER REFERENCE MONUMENT FOUND MONUMENT AS PER BELL DESIGN RECORDED IN A.F.N. 2015000523 COMPUTED ANGLE POINT, NOT MONUMENTED LEGEND 9 SHEET 1 OF 1 WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON 1/4 10/20/2017 DATE 우 10.30.17 SURVEY NO. SEC 36 3N . – 7.5E ᅏ